WARRANTY DEED

Karen Johnson Davidson County
Batch# 842233 DEEDWARR
04/19/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20220419-0045190

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Affiant

Subscribed and sworn to me on 04/08/22.

NOTARY PUBLIC
My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
NICHOLAS GEORGE BARREIRO CHRISTINA MELLSTROM BARREIRO-SABOL 214 Nelson Court E. Madison, TN 37115 –	SWBC Mortgage Corporation 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216	033-16-138.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton, III and wife, Juli Horton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto NICHOLAS GEORGE BARREIRO AND CHRISTINA MELLSTROM BARREIRO-SABOL, HUSBAND AND WIFE, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117-A, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, page 666, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a part of the same property conveyed to ALDEN HORTON, III and wife, Juli Horton, by Special Warranty Deed from RUTH M. LEMMONDS, dated June 17th, 2016 and recorded June 20, 2016, of record in Instrument No. 20160620-0062744, Register's Office for Davidson County, Tennessee.

This is improved property known as 214 Nelson Court E, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and official seal on 04/ 7 /22.

Alden Horton, III

Juli Horton

STATE OF MAINE
COUNTY OF CUMBERLAND

On 04/ 7 /22, before me personally appeared Alden Horton, III and Juli Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/ 7 /22.

NOTARY PUBLIC

My Commission Expires: 7/18/26

WILLIAM D. MILLIKEN
Notary Public, Maine
My Commission Expires July 18, 2026

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on April 8, 2022.

Signature 04/08/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 8th day of April, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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